

Notice of Availability of the Final Environmental Impact Statement for the Alice Griffith Public Housing Redevelopment Project, San Francisco, CA

AGENCY: Mayor's Office of Housing, City and County of San Francisco.

ACTION: Notice of Availability.

SUMMARY: The City and County of San Francisco gives notice to the public that the Mayor's Office of Housing (MOH) as the Federal Responsible Entity acting under authority of section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), section 288 of the HOME Investment Partnerships Act (42 U.S.C. 12838), section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR part 58, in cooperation with the Successor Agency to the San Francisco Redevelopment Agency, has prepared a Final Environmental Impact Statement (FEIS) for redevelopment of the Alice Griffith Public Housing site as part of the HOPE SF development program. The Proposed Action is the approval by HUD of funding and development agreements associated with redevelopment of the Project Site with affordable housing. This notice is in accordance with regulations of the Council on Environmental Quality (CEQ) at 40 CFR parts 1500 – 1508. All interested parties including Federal, State, tribal and local agencies, in addition to the public are invited to comment on the FEIS. Agencies having jurisdiction by law, special expertise, or other special interest should inform MOH of environmental information germane to their responsibilities.

Dates: In accordance with CEQ regulations, the Record of Decision (ROD) on the proposed action will be issued no sooner than 30 days after the release of the FEIS. Thus, any comments on the FEIS should be sent to the contact person listed below by October 22, 2012.

For Further Information:

Eugene T. Flannery, Environmental Compliance Manager
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The FEIS is available for viewing on the MOH website at:

<http://sf-moh.org/index.aspx?page=155> . The FEIS is also available for viewing at the Mayor's Office of Housing at the address listed above.

Supplementary Information

The 34-acre Project Site is located in the southeastern portion of the City of San Francisco and includes the existing Alice Griffith public housing site, owned by the San Francisco Housing Authority, and three adjacent parcels owned by other entities. The Project Site is generally bounded by Gilman Avenue on the south, Hawes Street on the west, Carroll Avenue on the north, and Arelious Walker Drive on the east, with a rectangular extension to the south along Giants Drive that includes a portion of the Candlestick Park stadium parking area. The existing Alice Griffith public housing site contains 256 units, playground areas and an Opportunity Center. The adjacent parcels contain paved and unpaved parking areas.

The FEIS responds to all comments received on the Draft EIS (see Appendix H of the FEIS for additional detail regarding comments and responses). In addition, the FEIS analyzes the Proposed Action, two development alternatives, and a No Action alternative. The two development alternatives are variations of the project density. Alternative sites for the project were explored early in the process and it was determined that no other more viable site was available. Repair and maintenance of the existing structures was determined to be financially infeasible.

Proposed Action (Alternative A): The Proposed Action would include development of a 1,210-unit residential neighborhood and associated infrastructure on the Project Site. The residential development would include one-for-one replacement of the existing 256 public housing units, plus 954 market-rate and below market-rate sale and rental units. The proposed redevelopment is consistent with requirements for a mixed-use, mixed-income housing project. The Proposed Action would be constructed in phases, developing vacant portions of the site first to avoid any displacement of existing residents. The Proposed Action includes an early learning child development center, a community center, and a new 1.4-acre Alice Griffith Neighborhood Park. Space would be provided on the ground floor of residential buildings for community-serving retail and service facilities. Maximum buildings height would be up to 65 feet. The Proposed Action would provide 450 on-street parking spaces and 1,210 residential structured parking spaces.

Housing Replacement (Alternative B): Alternative B would include replacement of the 256 existing public housing units on a one-to-one basis, with no mixed-income housing. Construction would proceed in phases so as not to displace existing residents, with the first phases occurring in vacant portions of the Project Site. The existing Opportunity Center may be relocated or demolished, depending upon construction phasing needs. If the Opportunity Center were demolished, it will be replaced with a new, on-site community center. Ground floor community-serving retail and service facilities would not be located on-site given the low density development under this alternative. This alternative includes a 1.4-acre park, and similar infrastructure improvements to Alternative A. Up to 450 on-street parking spaces would be provided.

Reduced Development (Alternative C): Alternative C proposes up to 875 dwelling units including one-for-one replacement of the 256 public housing units and 619 new market-rate and below-market-rate units. Construction would proceed in phases so as not to displace existing residents, with the first phases occurring in vacant portions of the Project Site. The existing Opportunity Center may be relocated or demolished, depending upon construction phasing needs. If the Opportunity Center were demolished, it will be replaced with a new, on-site community center. Space would be provided on the ground floor of residential buildings for community-serving retail and service facilities. This alternative includes a 1.4-acre park, and similar infrastructure improvements to Alternative A. Alternative C would provide 450 on-street parking spaces and at least 875 residential structured parking spaces.

No Action (Alternative D): Under the No Action Alternative, existing conditions at the Project Site would remain unchanged.

Questions may be directed to the individual named in this notice under the heading **For Further Information.**

Dated:
September 17, 2012.

Brian Cheu
Director of Community Development Division, Mayor's Office of Housing.